

Note: Application must be complete and Application fee must be paid at time of submittal

TOWN OF GARNER
www.GarnerNC.gov

ZONING COMPLIANCE PERMIT – Accessory Structure

A plot plan or survey must be submitted along with completed application and filing fee.

OFFICE USE ONLY

Permit Number: Date: Receipt:

An approved Zoning Compliance Permit is required prior to construction of certain residential accessory buildings. Residential accessory buildings, of up to 144 square feet in size and having no dimension larger than 12 feet, are not covered by North Carolina Building Code and do not require building permits. However, Section 5.4(b) of the Unified Development Ordinance (UDO) places restrictions on height, size and location of accessory buildings. The Zoning Compliance Permit insures compliance with the following:

- The maximum height of an accessory building other than a garage shall be 20 feet.
- The minimum setback from a side lot line is ten (10) feet;
- The minimum setback from a rear lot line is five (5) feet;
- If an easement or buffer exists along such a lot line, the minimum setback will be the same as the easement or buffer line if it is greater than the applicable minimum stated above;
- The floor area shall not exceed one-half the are of the principal building served, except in the R40 district

Property Location:

Zoning: Wake County PIN(s):

Please note any easements and/or buffers on the property and their type and size:

Type:	Size:	Setbacks:
Storage Shed	Length	Side
Workshop	Width	Rear
Other (please describe type and use)		

Number of existing accessory buildings: Total area of existing accessory buildings:

Area (square feet) of proposed building: Area (square feet) of residence:

Please note that if any wiring or plumbing is proposed; or if the area of the building exceeds 144 square feet or 12 feet in any dimension, contact the Inspections Department for applicable permits and fees. This will be a separate application and fee from this permit process.

Applicant:

Address:

City, State, Zip:

Phone: Fax: Email:

Property Owner:

Address:

City, State, Zip:

Phone: Fax: Email:

SIGNATURES (REQUIRED)

Applicant – Printed

Applicant – Signature

Date

Property Owner – Printed (if other than applicant)

Property Owner

Date

OFFICE USE ONLY

Zoning Verified

PIN Verified

Owner Verified

Setbacks Verified

Easements Verified

on subdivision plat if available

Dimension 12' or less

Total area less than 144 square feet

Less than half of primary structure

Buffers Verified

Floodplain Verified

APPROVED BY:

Printed

Signature

Date